

2021-013425

Klamath County, Oregon

09/02/2021 08:26:01 AM

Fee: \$92.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Harris Land and Timber Company LLC
154 Rainbow Drive suite 5462
Livingston, TX 77399**

WARRANTY DEED

**THE GRANTOR(S),
- LAURENE M. COLVIN aka LAURIE COLVIN, 819 Thornwood St, Simi Valley,
CA 93065,**

**for and in consideration of: \$2,000.00 and other good and valuable consideration grants, bargains, sells,
conveys and warranties to the GRANTEE(S):**

**- Harris Land and Timber Company LLC, a Virginia Limited Liability Company with
a mailing address of 154 Rainbow Drive suite 5462 Livingston TX 77399,
the following described real estate, situated in the County of Klamath COUNTY, State of Oregon:**

**The South one-half of the Southeast one-quarter of the Northwest one-quarter of
the Northeast one-quarter of Section 25, Township 35 South, Range 10 West,
Willamette Meridian.**

APN - R266839

**Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of
way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully
seized in fee simple of the above granted premises and has good right to sell and convey the same; and
that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee,
his heirs and assigns against all lawful claims whatsoever.**

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S
RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS**

INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

DATED: 8/30/21

Laurene M. Colvin

Laurene M. Colvin aka Laurie Colvin

STATE OF California
COUNTY OF Ventura, ss:

This instrument was acknowledged before me on this 30 day of August, 21 by .

see attached

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

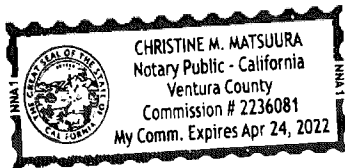
State of California

County of Ventura

On August 30, 2021 before me, Christine M. Matsuura, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Laurene M. Colvin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christine M. Matsuura
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed - Sect. 25 TOWN 35S.

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____